



Estate Agents  
**Hurst**

Flat 45, Wye Gardens Fryers Lane, High Wycombe, Buckinghamshire, HP12 3DU  
Asking Price £240,000

# Flat 45, Wye Gardens Fryers Lane, High Wycombe, Buckinghamshire, HP12 3DU

**\*\*EXTENDED 125 YEAR LEASE\*\*** Offered to the market in good condition throughout is this top floor, two DOUBLE bedroom apartment benefiting from a private balcony, En-Suite shower room and GATED allocated parking. The property forms part of the sought after Wye Gardens development which is located on the west side of High Wycombe, on the edge of a large open park land and within close proximity to High Wycombe town centre and junction 4 of the M40. The accommodation comprises: entrance hall, large open plan lounge/kitchen/diner with patio doors opening out to a private balcony, two DOUBLE bedrooms, en-suite shower room to master and family bathroom. The property further benefits: NEW EXTENDED LEASE (upon completion of sale), GATED allocated parking, visitors bays, gas central heating and UPVC double glazing.



## NEW EXTENDED LEASE UPON COMPLETION

### THIRD FLOOR

**TWO DOUBLE BEDROOMS**

**PRIVATE BALCONY**

**EN-SUITE SHOWER ROOM**

**LARGE LOUNGE/DINER**

**SPACIOUS FITTED KITCHEN**

**KITCHEN APPLIANCES INCLUDED**

**COMMUNAL GARDENS**

**GATED ALLOCATED PARKING**

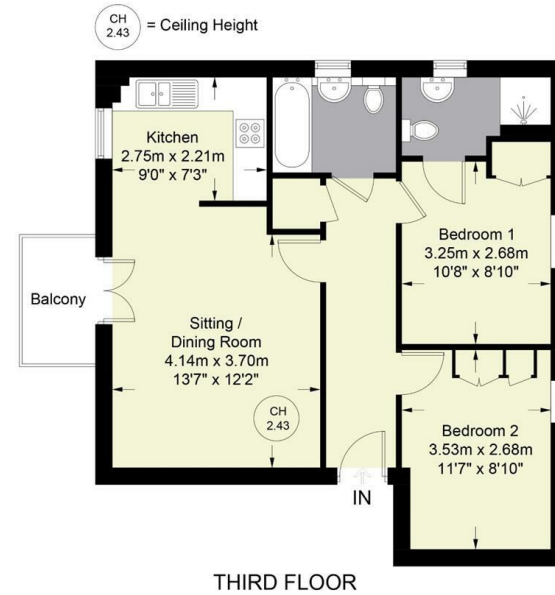






### Wye Gardens, Fryers Lane

Approximate Gross Internal Area = 625 sq ft / 58.1 sq m



Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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